			Alternative 1 Maximum Daily			
		Total Acres	Acreage	Total Cut/Fill	Daily Truck	
Phase	Land Under Construction	Distrubed ¹	Disturbed ²	Material ³	Trips	Time Frame ⁴
Phase 1a					•	
Site Grading		14.1	3.52	159, 200 CY	5.3 daily round	May 15, 2011-October 15, 2011
Building Construction	48,000 sf Lodge ⁵			(1,040 CY per	trips during site	October 16, 2011- December 21, 2013
	135 Hotel Units 6			day)	grading	
	13 Workforce Apartments					
	30,000 sf Skier Services					
	25,000 sf Commercial					
	1 acre parking					
	Water tanks (56,000 sf)					
	30 Penthouse condos					
Paving						November 21, 2013-Decebmer 21, 2013
Exterior Coatings						August 10, 2013-December 21, 2013
Phase 1b and 1c		0.5	0.00	0.000 01/00 01/	0.07.1.0	M15 2014 A
Site Grading		3.5	0.88			May 15, 2014-August 15, 2014
Building Construction	56 Residences/Condos ⁷					August 16, 2014- December 21, 2016
Paving Exterior Coatings				site grading)	grading	November 21, 2016-Decebmer 21, 2016 August 10, 2016-December 21, 2016
Phase 2a						August 10, 2016-December 21, 2016
Site Grading		3.21	0.8	20 000 CV (204	1 E1 daily round	May 15, 2017-August 15, 2017
Building Construction	South Residential Building 8	3.21	0.0	CY per day		August 16, 2017- December 21, 2018
Building Construction	2.000 sf Skier Services			during site	grading	August 16, 2017 - December 21, 2016
Paving	2,000 31 3KIC1 3CI VICES			grading)	8. admig	November 21, 2018-Decebmer 21, 2018
Exterior Coatings				8		August 10, 2018-December 21, 2018
Phase 2b						
Site Grading		4.06	1.02	14,500 CY (157	0.78 daily round	May 15, 2019-August 15, 2019
Building Construction	North Residential Building 9			CY per day	trips during site	August 16, 2019- December 21, 2020
	16 Townhomes			during site	grading	.,
Paving				grading)	_	November 21, 2020-Decebmer 21, 2020
Exterior Coatings						August 10, 2020-December 21, 2020

⁹ Includes 49 residential condo units Source: URBEMIS2007; Tirman pers. comm (B)

			Alternative 1A			
		Total Acres	Maximum Daily Acreage	Total Cut/Fill		
Phase	Land Under Construction	Distrubed ¹	Disturbed ²	Material ³	Daily Truck Trips	Time Frame ⁴
Phase 1a	Land Onder Construction	Distrubeu	Disturbeu	Material	11103	Time Trane
Site Grading		14.15	3.54	159, 200 CY	3.2 daily round	May 15, 2011-October 15, 2011
Building Construction	48,000 sf Lodge ⁵			(1,040 CY per	trips during site	August 16, 2011- December 21, 2013
	135 Hotel Units 6			day during site	grading	
	13 Workforce Apartments			grading)		
	30,000 sf Skier Services					
	25,000 sf Commercial					
	1.05 acres parking					
	Water tanks (56,000 sf) 30 Penthouse condos					
Paving	30 rentilouse condos					November 21, 2013-Decebmer 21, 2013
Exterior Coatings						August 10, 2013-December 21, 2013
Phase 1b and 1c						
Site Grading		3.5	0.88			May 15, 2014-August 15, 2014
Building Construction	56 Residences/Condos 7					August 16, 2014- December 21, 2016
Paving				site grading)	grading	November 21, 2016-Decebmer 21, 2016
Exterior Coatings						August 10, 2016-December 21, 2016
Phase 2a Site Grading		3.21	0.8	21.010.CV (241	1 01 daily named	May 15, 2017-August 15, 2017
Building Construction	South Residential Building 8	3.21	0.0	CY per day		August 16, 2017-August 13, 2017
building Construction	2.000 sf Skier Services			during site	grading	August 16, 2017- December 21, 2016
Paving	2,000 St Sitter Services			grading)	8un-8	November 21, 2018-Decebmer 21, 2018
Exterior Coatings				0 0)		August 10, 2018-December 21, 2018
Phase 2b						-
Site Grading		3.81	0.95	13,290 CY (146	0.43 daily round	May 15, 2019-August 15, 2019
Building Construction	North Residential Building 9			CY per day		August 16, 2019- December 21, 2020
	16 Townhomes			during site	grading	
Paving				grading)		November 21, 2020-Decebmer 21, 2020
Exterior Coatings						August 10, 2020-December 21, 2020

¹ URBEMIS default value based on land-use inputs

² URBEMIS default value unless otherwise noted

 $^{^{\}rm 3}\,\rm Statistics$ provided by JMA Ventures, LLC

⁴ The schedule has been revised since the original construction modeling was completed for the Project. It is anticipated that construction will now occur between 2013 and 2022. All phase durations and equipment assumptions used in the modeling are unaffected by the new schedule. Because equipment and vehicle emissions rates are expected to lessen in the future due to regulatory requirements and improvements in engine efficiency, the emissions modeling conducted for the Project represents a conservative analysis.

 $^{^{5}}$ Includes mid-mountain lodge (15,000 sf), gondola terminal (18,000 sf) and maintenance facility (15,000 sf)

 $^{^{\}rm 6}$ Includes 75 hotel rooms and 60 condo/hotel units

⁷ Includes 36 residential condos and 20 fractional condos

⁸ Includes 50 residential condo units

¹ URBEMIS default value based on land-use inputs

² URBEMIS default value unless otherwise noted

³ Statistics provided by JMA Ventures, LLC

⁴ The schedule has been revised since the original construction modeling was completed for the Project. It is anticipated that construction will now occur between 2013 and 2022. All phase durations and equipment assumptions used in the modeling are unaffected by the new schedule. Because equipment and vehicle emissions rates are expected to lessen in the future due to regulatory requirements and improvements in engine efficiency, the emissions modeling conducted for the Project represents a conservative analysis.

 $^{^{\}rm 5}$ Includes mid-mountain lodge (15,000 sf), gondola terminal (18,000 sf) and maintenance facility (15,000 sf)

⁶ Includes 75 hotel rooms and 60 condo/hotel units

⁷ Includes 36 residential condos and 20 fractional condos

⁸ Includes 50 residential condo units

⁹ Includes 45 residential condo units Source: URBEMIS2007; Tirman pers. comm (B)

Alternative 3 Maximum Daliy						
		Total Acres	Acreage	Total Cut/Fill	Daily Truck Trips	Time Frame ⁴
Phase	Land Under Construction	Distrubed ¹	Disturbed ²	Material ³		
Phase 1a					•	
Site Grading		14.1	3.52	300,000 CY	14.93 daily	May 15, 2011-August 15, 2011
Building Construction	48,000 sf Lodge ⁵			(3,297 CY per	round trips	August 16, 2011 - December 21, 2013
	135 Hotel Units 6			day during site	during site	
	13 Workforce Apartments			grading)	grading	
	30,000 sf Skier Services					
	25,000 sf Commercial					
	1 acre parking					
	Water tanks (56,000 sf)					
n .	30 Penthouse condos					V 1 04 0040 D 1 04 0040
Paving Exterior Coatings						November 21, 2013-Decebmer 21, 2013 August 10, 2013-December 21, 2013
Phase 1h and 1c						August 10, 2013-December 21, 2013
Site Grading		3.5	0.88	2.200 CY (24 CY	0.11 daily round	May 15, 2014-August 15, 2014
Building Construction	56 Residences/Condos 7	5.5	0.00			August 16, 2014- December 21, 2016
Paving	50 Residences, dondos			site grading)	grading	November 21, 2016-Decebmer 21, 2016
Exterior Coatings					0 0	August 10, 2016-December 21, 2016
Phase 2a						
Site Grading		3.21	0.8	35,000 CY (385	2.82 daily round	May 15, 2017-August 15, 2017
Building Construction	South Residential Building 8			CY per day	trips during site	August 16, 2017- December 21, 2018
	2,000 sf Skier Services			during site	grading	
Paving				grading)		November 21, 2018-Decebmer 21, 2018
Exterior Coatings						August 10, 2018-December 21, 2018
Phase 2b						
Site Grading		4.06	1.02			May 15, 2019-August 15, 2019
Building Construction	North Residential Building ⁹ 16 Townhomes			CY per day		August 16, 2019- December 21, 2020
D .				during site	grading	V 1 04 0000 D 1 04 0000
Paving Exterior Coatings				grading)		November 21, 2020-Decebmer 21, 2020 August 10, 2020-December 21, 2020
Notes						August 10, 2020-December 21, 2020

² Assumes that 0.25% of the total acres disturbed will be disturbed daily

⁹ Includes 49 residential condo units Source: URBEMIS2007; Tirman pers. comm (B)

			Alternative 4			
			Maximum Daily			
		Total Acres	Acreage	Total Cut/Fill	Daily Truck	
Phase	Land Under Construction	Distrubed ¹	Disturbed ²	Material	Trips	Time Frame ³
Phase 1						
Site Grading	16 Residential Lots	5.17	1.3	N/A	N/A	May 15, 2011- October 15, 2011

Notes

Source: URBEMIS2007; Tirman pers. comm (B)

			Alternative 5 Maximum Daily			
		Total Acres	Acreage	Total Cut/Fill	Daile Terrale	
Phase	Land Under Construction	Distrubed ¹	Disturbed ²	Material ³	Daily Truck Trips	Time Frame ⁴
Phase 1a					•	
Site Grading		9.73	2.43	249,000 CY	12.14 daily	May 15, 2011-August 15, 2011
Building Construction	48,000 sf Lodge ⁵ 75 Hotel Units 12 Workforce apartments 30,000 sf Skier Services 25,000 sf Commercial 0.7 acre parking			(2,736 CY per day during site grading)	round trips during site grading	August 16, 2011- December 21, 2013
	Water tanks (56,000 sf)					
Paving Exterior Coatings						November 21, 2013-Decebmer 21, 2013 August 10, 2013-December 21, 2013
Phase 1h and 1c						August 10, 2015-December 21, 2015
Site Grading Building Construction Paving Exterior Coatings	225 Residential Condos	14.06	3.52			May 15, 2014-August 15, 2014 August 16, 2014- December 21, 2016 November 21, 2016-Decebmer 21, 2016 August 10, 2016-December 21, 2016
Phase 2a						, , , , , , , , , , , , , , , , , , , ,
Site Grading Building Construction Paving Exterior Coatings	8 Residential Lots 2,000 sf Skier Services	0.64 (6)	0.16	N/A	N/A	May 15, 2017-August 15, 2017 August 16, 2017- December 21, 2018 November 21, 2018-Decebmer 21, 2018 August 10, 2018-December 21, 2018
Phase 2b						
Site Grading	8 Residential Lots	0.55 ⁽⁶⁾	0.14	N/A	N/A	May 15, 2019-August 15, 2019

¹URBEMIS default value based on land-use inputs

² URBEMIS default value unless otherwise noted

³ Statistics provided by JMA Ventures, LLC

⁴ The schedule has been revised since the original construction modeling was completed for the Project. It is anticipated that construction will now occur between 2013 and 2022. All phase durations and equipment assumptions used in the modeling are unaffected by the new schedule. Because equipment and vehicle emissions rates are expected to lessen in the future due to regulatory requirements and improvements in engine efficiency, the emissions modeling conducted for the Project represents a conservative analysis.

 $^{^{5}}$ Includes mid-mountain lodge (15,000 sf), gondola terminal (18,000 sf) and maintenance facility (15,000 sf)

⁶ Includes 75 hotel rooms and 60 condo/hotel units

⁷ Includes 36 residential condos and 20 fractional condos

⁸ Includes 50 residential condo units

Assumes that 225,00 sf will be graded for the roadways leading to the lots. No re-grading is assumed for the commercial lot as it would be sold in its current form (paved parking area).

³ The schedule has been revised since the original construction modeling was completed for the Project. It is anticipated that construction will now occur in 2013. All phase durations and equipment assumptions used in the modeling are unaffected by the new schedule. Because equipment and vehicle emissions rates are expected to lessen in the future due to regulatory requirements and improvements in engine efficiency, the emissions modeling conducted for the Project represents a conservative analysis.

¹ URBEMIS default value based on land-use inputs

²URBEMIS default value unless otherwise noted ³ Statistics provided by JMA Ventures, LLC

⁴ The schedule has been revised since the original construction modeling was completed for the Project. It is anticipated that construction will now occur between 2013 and 2022. All phase durations and equipment assumptions used in the modeling are unaffected by the new schedule. Because equipment and vehicle emissions rates are expected to lessen in the future due to regulatory requirements and improvements in engine efficiency, the emissions modeling conducted for the Project represents a conservative analysis.

 $^{^{\}rm 5}$ Includes mid-mountain lodge (15,000 sf), gondola terminal (18,000 sf) and maintenance facility (15,000 sf)

⁶ Assumes 12,000 sf will be graded for the roadways leading to the lots. Source: URBEMIS2007; Tirman pers. comm (B)

Alternative 6 Maximum Daily							
		Total Acres	Acreage	Total Cut/Fill	Daily Truck		
Phase	Land Under Construction	Distrubed ¹	Disturbed ²	Material ³	Trips	Time Frame ⁴	
Phase 1a							
Site Grading		10.48	2.62	249,000 CY	11.31 daily	May 15, 2011-August 15, 2011	
Building Construction	48,000 sf Lodge ⁵			(2,736 CY per	round trips	August 16, 2011- December 21, 2013	
	75 Hotel Units ⁶			day during site	during site		
	12 Workforce apartments			grading)	grading		
	20,000 sf Skier Services						
	25,000 sf Commercial						
	0.7 acre parking						
	Water tanks (56,000 sf)					, ,	
Paving						November 21, 2013-Decebmer 21, 2013	
Exterior Coatings Phase 1h and 1c						August 10, 2013-December 21, 2013	
Site Grading		9.06	2.26	2 100 CV (24 CV	0.10.1-2	May 15, 2014-August 15, 2014	
Building Construction	145 Residential Condos	9.06	2.20			August 16, 2014- December 21, 2016	
Paving	143 Residendal Condos			site grading)	grading	November 21, 2016-December 21, 2016	
Exterior Coatings				site grauing)	graung	August 10, 2016-December 21, 2016	
Phase 2a							
Site Grading	7 Residential Lots	0.64 (7)	0.16	N/A	N/A	May 15, 2017-August 15, 2017	
Building Construction	2,000 sf Skier Services	0.04		,		August 16, 2017- December 21, 2018	
Paving						November 21, 2018-Decebmer 21, 2018	
Exterior Coatings						August 10, 2018-December 21, 2018	
Phase 2b							
Site Grading	7 Residential Lots			10,000 CY (109	0.74 daily round	May 15, 2019-August 15, 2019	
Building Construction	Residential Building ⁸	3.67 (7)	0.92	CY per day	trips during site	August 16, 2019- December 21, 2020	
Paving	_	3.67		during site		November 21, 2020-Decebmer 21, 2020	
Exterior Coatings				grading)	grauing	August 10, 2020-December 21, 2020	

⁸ Includes 50 residential condo units Source: URBEMIS2007; Tirman pers. comm (B)

Notes

1 URBEMIS default value based on land-use inputs

2 URBEMIS default value unless otherwise noted

³ Statistics provided by JMA Ventures, LLC

⁴ The schedule has been revised since the original construction modeling was completed for the Project. It is anticipated that construction will now occur between 2013 and 2022. All phase durations and equipment assumptions used in the modeling are unaffected by the new schedule. Because equipment and vehicle emissions rates are expected to lessen in the future due to regulatory requirements and improvements in engine efficiency, the emissions modeling conducted for the Project represents a conservative analysis.

 $^{^5}$ Includes mid-mountain lodge (15,000 sf), gondola terminal (18,000 sf) and maintenance facility (15,000 sf)

⁶ Includes 50 hotel rooms and 25 condo/hotel units
⁷ Assumes 12,000 sf will be graded for the roadways leading to the lots.